



Flat 15 Park House Park Avenue
Maidstone
ME14 5HW
Offers in the Region of £195,000

**Flat 15 Park House
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Description

Rare opportunity to purchase this classic 1960's first floor apartment. Enjoying a delightful outlook to the south over an adjacent wooded park area. Fine non estate position on the favoured northern outskirts of the town in the Foley Park area of Maidstone.

The accommodation features picture windows, spacious well-proportioned rooms and ample built in storage cupboards.

Agents note: 974 years remaining on the lease, no ground rent and £111 service charge payable monthly (£1,332 annually). The property is being sold with a share of freehold.

Location

Located on the favoured northern outskirts of the town conveniently placed within 1/2 a mile of the centre with its excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. Educationally the area is well served with the local Eastborough, Valley Park, Invicta and School of Science and Technology . To the east of the county town is Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

B

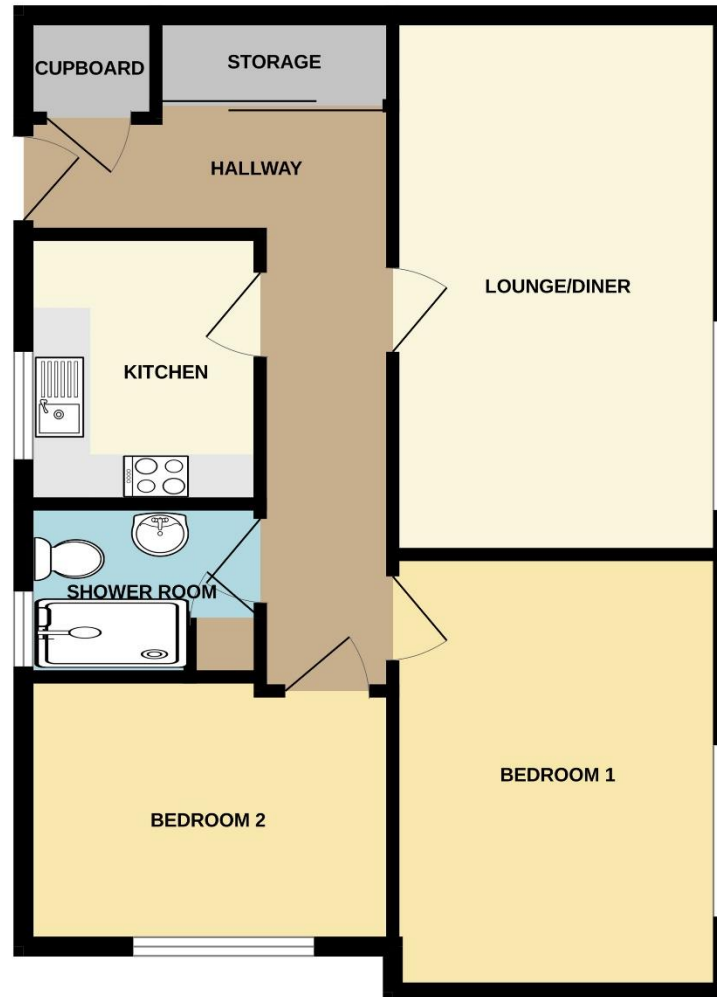
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE FIRST FLOOR

APARTMENT 15

Security entry phone and staircase to first floor landing.

ENTRANCE HALL

Range of built in storage cupboards and electric heater.

LOUNGE / DINER 16' 0" x 9' 10" (4.87m x 2.99m)

Large window allowing lots of natural light and electric heater.

KITCHEN 8' 0" x 7' 0" (2.44m x 2.13m)

A great selection of high and low level units with wood effect doors, drawer fronts and complimenting work surfaces, enamel sink with mixer tap and drainer, electric cooker with electric hob and extractor hood above, space for fridge freezer and washing machine, vinyl flooring, tiled splashbacks, window affording a pleasant open outlook.

BEDROOM 1 13' 0" x 9' 10" (3.96m x 2.99m)

Large window and electric heater.

BEDROOM 2 11' 0" x 8' 0" (3.35m x 2.44m)

Window to side overlooking the communal gardens and electric heater.

SHOWER ROOM 7' 0" x 5' 1" (2.13m x 1.55m)

White suite with chrome fittings, low level WC, pedestal wash hand basin, large walk in shower with glass screen, electric shower, window to side, tiled walls and splashbacks, cupboard housing water tank providing domestic hot water and vinyl flooring.

OUTSIDE

Communal gardens, garage en bloc and one allocated parking space.

Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road, passing the The Heath on the left hand side. At The Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, taking the second turning on the right into Tudor Avenue, follow the road for approximately half a mile, Park House can be found on the left hand side, our for sale sign will be displayed.



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